



THE STORY OF  
**Greenacres**

*Edgefield, Norfolk*

**SOWERBYS**

S

THE STORY OF

# Greenacres

Ransgate Street, Edgefield  
Norfolk, NR24 2AX

Superb Modern Country Home  
Built in 2000 to a High Specification

Over 3,100 sq. ft. of Accommodation

Three Main Reception Rooms

Feature Aga

Five Bedrooms and Principal Suite

Garden and land covering Approximately  
5.6 Acres (STMS)

Three-Bay Cart Shed and Extensive Parking

Idyllic Semi-Rural Setting

Convenient for Holt, Norwich and Coastline

SOWERBYS HOLT OFFICE  
01263 710777  
holt@sowerbys.com





The space, the privacy and the setting has been everything.

This substantial detached brick and flint house, built in 2000, offers a perfect blend of charm and modern comfort. Situated on 5.66 acres of stunning gardens and grounds (STMS). Greenacres is just three miles from the picturesque town of Holt.

Greenacres is a majestic country home that has been lovingly designed and styled by the present owners, who have a clear

eye and skill for interior design. Their admirable talents extend to the gardens, where you will find formal gardens that provide an aesthetic feast for the eye all year-round and a great space to unwind or entertain.

The house extends to over 3,100sq ft. of habitable space, set over three floors and providing a great deal of versatility.





Step into an inviting entrance hall boasting a lovely wood-burner, setting the tone for the elegance and warmth found throughout the home. Cosy evenings have been enjoyed in the well-proportioned sitting room, complete with a wood-burner for added charm. Alternatively, bask in the natural light of the garden room, also featuring a wood-burner, plus stunning views of the surrounding grounds and landscape.

The country-style kitchen/breakfast room with a feature aga, creates an ideal setting for preparing culinary delights for family breakfasts or gatherings, without missing out on any of the conversation.



“The garden room is one of our favourite spots, for its year long connectivity to the outside.”

Alternatively, the snug is a great space to unwind, while still being connecting to the kitchen, making it the perfect cosy corner to retreat to.



“Our house has evolved a lot over the years to now create a lovely flow throughout.”





Upstairs, you'll find the principal bedroom suite which offers a private sanctuary with a dressing room and en-suite shower room. Equally, treat your guests to the comfort and privacy of a bedroom featuring its own dressing room as well.

The first floor also boasts a third bedroom and a main bathroom, ensuring ample space for everyone in luxurious style.

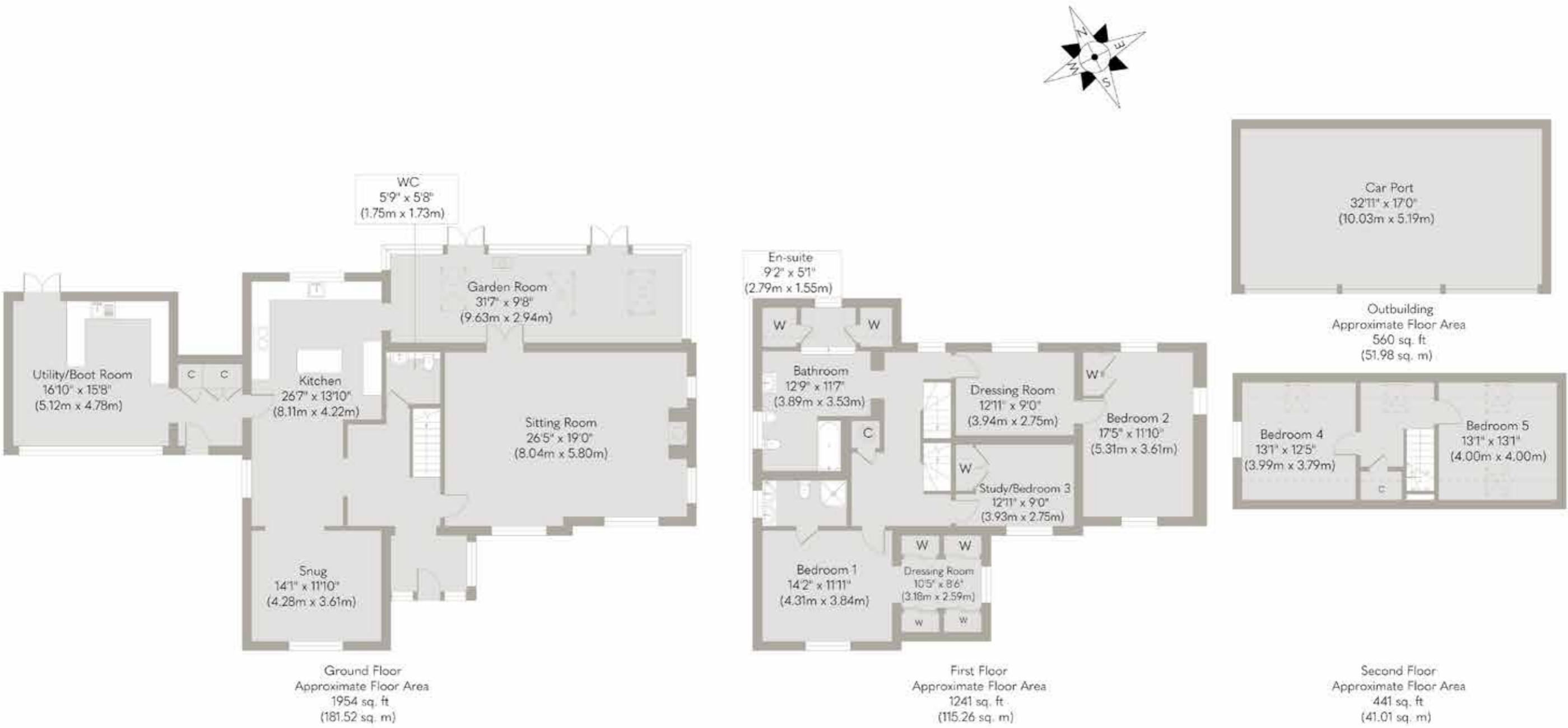
On the second floor, there are two further charming bedrooms, providing additional flexible living space, or allowing the whole family to stay.





“Living here was always the perfect place to return home to.”





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Delightfully set in 1.95 acres (STMS), the well-stocked garden is complete with a pond, a kitchen garden and various outbuildings, including a covered dining area, greenhouse, potting sheds, and three large sheds. The outdoor space extends to an additional field at the south of the plot covering 3.69 acres (STMS), presently let as farmland, but has plenty of potential for other uses.

Electric gates lead to the in and out driveway, ensuring privacy and security, with the benefit of a three-bay cart shed and ample parking.

This idyllic family home offers a rare combination of spacious living, beautiful surroundings and modern amenities. Experience the tranquillity and luxury of country living, just a short distance from the vibrant town of Holt. Make this dream home your reality.



“Many a morning has been spent listening to the birdsong in the trees...”



ALL THE REASONS

# Edgefield

IN NORFOLK  
IS THE PLACE TO CALL HOME



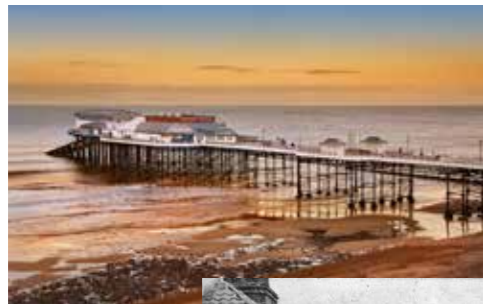
Centred around its village green and pond, Edgefield is a pretty rural village, nestled in the Norfolk

countryside. It's within easy reach of the north Norfolk coast, Cley-next-the-Sea and Blakeney being 7 miles away, and Norwich is around 19 miles to the south.

Just 4 miles away is the lively Georgian market town of Holt, with a traditional butcher, fishmonger and greengrocer, and its own department store and food hall, Bakers and Larners, a local landmark which has been run

by the same family since 1770. There's also a collection of chic boutiques and luxe lifestyle stores, and plenty of places to idle over a coffee or bite to eat.

Between Holt and Edgefield lies the Holt Country Park with extensive footpaths enjoyed by dog walkers, and regular family activities in an unspoilt natural setting. Edgefield village has a variety of activities based in the village hall, a church and a popular gastro pub, The Pigs, with luxury spa accommodation.



*Note from Sowerbys*



Local Countryside.

“So much beautiful scenery to explore, yet so close to Holt too.

SOWERBYS



## SERVICES CONNECTED

Mains water, electricity and broadband. Oil central heating.  
Drainage via a septic tank.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

D.Ref:- 2081-6549-3892-8618-1071

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

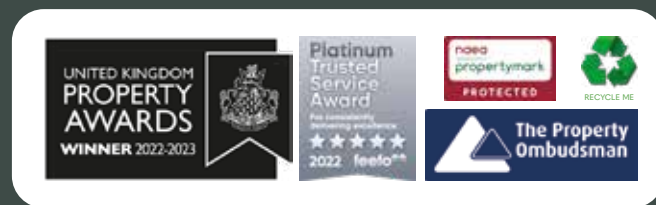
Freehold.

## LOCATION

What3words: ///defected.swerving.damage

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL